

DECLARATION VACATING PREVIOUS PLATTING

THIS PLAT INCLUDES THE RESUBDIVISION OF TRACT 1, TRACT 4 AND TRACT 5, THE VILLAGES, PHASE I, AS RECORDED PLAT V, NUMBER 22, IN THE RECORDS OF THE SHERIDAN COUNTY CLERK.

OWNER

STONEMILL PROPERTIES, LLC
1150 DOVETAIL LANE
SHERIDAN, WYOMING, 82801

DEDICATION AND LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED STONEMILL PROPERTIES, LLC, BEING THE OWNER, PROPRIETOR OR PARTIES OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY.

THAT THE FORGOING PLAT DESIGNATED AS THE VILLAGES PHASE II, IS LOCATED IN SECTION 9 AND SECTION 10, TOWNSHIP 56 NORTH, RANGE 84 WEST, CITY OF SHERIDAN, SHERIDAN COUNTY WYOMING, AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 9; THENCE S 19°00'32" E, 964.32 FEET, TO A POINT ON THE WEST RIGHT OF WAY OF DECKER ROAD (AKA STATE HIGHWAY 338) AND THE NORTHEAST CORNER OF THIS SUBDIVISION AND THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID WEST RIGHT OF WAY S 22°22'10" E, 1094.60 FEET; THENCE S 67°38'05" W, 35.01 FEET; THENCE S 22°22'10" E, 247.69 FEET TO THE NORTHEAST CORNER OF LOT 1, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT, PHASE ONE, THENCE LEAVING SAID RIGHT OF WAY ALONG THE NORTH LINE OF LOT 1 S 73°59'33" W, 528.28 FEET, THENCE ALONG THE WEST LINE OF SAID LOT 1 THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 545.88 FEET, A RADIUS OF 600.00 FEET, A CHORD BEARING OF S 3°42'19" W, AND A CHORD LENGTH OF 527.25 FEET; THENCE ALONG THE WEST LINE OF LOT 2 OF SAID SUBDIVISION, S 29°46'09" W, 686.87 FEET, TO A POINT ON THE EAST RIGHT OF WAY OF INTERSTATE 90; THENCE ALONG SAID RIGHT OF WAY, S 17°36'11" W, 29.98 FEET; THENCE N 72°23'12" W, 317.23 FEET; THENCE 668.94 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 2400.00 FEET, A CHORD BEARING OF N 64°24'06" W, AND A CHORD LENGTH OF 666.77 FEET; THENCE, N 53°43'25" W, 938.67 FEET; THENCE 919.04 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 5550.12 FEET, A CHORD BEARING OF N 48°58'45" W, AND A CHORD LENGTH OF 917.99 FEET; THENCE LEAVING SAID RIGHT OF WAY, N 46°57'09" E, 639.11 FEET, ALONG THE SOUTH BOUNDARY LINE OF THE CITY OF SHERIDAN'S DOUBLEDAY SPORTS COMPLEX; THENCE NORTH 1007.13 FEET; THENCE N 89°25'38" E, 383.38 FEET; THENCE 156.24 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 139.98 FEET, A CHORD BEARING OF S 58°36'08" E, AND A CHORD LENGTH OF 148.26 FEET; THENCE S 26°38'08" E, 97.62 FEET; THENCE 47.12 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.01 FEET, A CHORD BEARING OF S 18°22'09" W, AND A CHORD LENGTH OF 42.43 FEET; THENCE S 26°37'51" EAST, 60.00 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY OF DOVETAIL LANE; THENCE ALONG SAID RIGHT OF WAY, N 63°25'53" E, 150.00 FEET, TO THE NORTHWEST CORNER OF TRACT 2 OF THE VILLAGES PHASE I; THENCE ALONG THE WEST LINE OF SAID TRACT 2 S 26°37'51" E, 830.73 FEET; THENCE ALONG THE SOUTH LINE OF SAID TRACT 2, N 63°22'09" E, 524.36 FEET; THENCE N 63°22'09" E, 258.45 FEET; THENCE N 67°37'50" E, 541.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 123.02 ACRES, MORE OR LESS.

TRACT 1A:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 9; THENCE S 19°0'32" E, 964.32 FEET, TO A POINT ON THE WEST RIGHT OF WAY OF DECKER ROAD (AKA STATE HIGHWAY 338) AND THE NORTHEAST CORNER OF THIS SUBDIVISION, AND THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID WEST RIGHT OF WAY S 22°22'10" E, 150.00 FEET; THENCE LEAVING SAID RIGHT OF WAY, S 67°37'50" W, 485.04 FEET; THENCE S 67°37'50" W, 56.46 FEET; THENCE S 50°36'47" W, 226.14 FEET; THENCE S 63°13'38" W, 448.58 FEET; THENCE 158.59 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 60°34'39", A CHORD BEARING OF S 08°33'30" W, AND A CHORD LENGTH OF 151.31 FEET; THENCE S 28°52'59" E, 314.71 FEET; THENCE 447.91 FEET THROUGH A CURVE TO THE LEFT, HAVING A RADIUS OF 1033.00 FEET, A CENTRAL ANGLE OF 24°50'37", A CHORD BEARING OF S 48°41'42" W, AND A CHORD LENGTH OF 444.41 FEET; THENCE S 36°16'24" E, 121.24 FEET; THENCE S 53°43'36" E, 66.00 FEET; THENCE N 36°16'24" E, 121.24 FEET; THENCE 456.92 FEET, THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 967.00 FEET, A CENTRAL ANGLE OF 27°04'24", A CHORD BEARING OF N 49°48'36" E, AND A CHORD LENGTH OF 452.68 FEET; THENCE N 63°20'48" E, 641.35 FEET; THENCE S 22°36'02" E, 642.57 FEET, TO THE NORTHWEST CORNER OF LOT 1, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT, PHASE ONE; THENCE ALONG THE WEST LINE OF SAID LOT 1 THROUGH A NON-TANGENT CURVE TO THE RIGHT, HAVING AN ARC LENGTH OF 545.28 FEET, A RADIUS OF 600.00 FEET, A CHORD BEARING OF S 3°42'19" W, AND A CHORD LENGTH OF 527.25 FEET; THENCE ALONG THE WEST LINE OF LOT 2 OF SAID SUBDIVISION, S 29°46'09" W, 686.87 FEET, TO A POINT ON THE EAST RIGHT OF WAY OF INTERSTATE 90; THENCE ALONG SAID RIGHT OF WAY, S 17°36'11" W, 29.98 FEET; THENCE N 72°23'12" W, 317.23 FEET; THENCE 668.94 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 2400.00 FEET, A CHORD BEARING OF N 64°24'06" W, AND A CHORD LENGTH OF 666.77 FEET; THENCE, N 53°43'25" W, 938.67 FEET; THENCE 919.04 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 5550.12 FEET, A CHORD BEARING OF N 48°58'45" W, AND A CHORD LENGTH OF 917.99 FEET; THENCE LEAVING SAID RIGHT OF WAY, N 46°57'09" E, 639.11 FEET, ALONG THE SOUTH BOUNDARY LINE OF THE CITY OF SHERIDAN'S DOUBLEDAY SPORTS COMPLEX; THENCE NORTH 1007.13 FEET; THENCE N 89°25'38" E, 383.38 FEET; THENCE 156.24 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 139.98 FEET, A CHORD BEARING OF S 58°36'08" E, AND A CHORD LENGTH OF 148.26 FEET; THENCE S 26°38'08" E, 97.62 FEET; THENCE 47.12 FEET THROUGH A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.01 FEET, A CHORD BEARING OF S 18°22'09" W, AND A CHORD LENGTH OF 42.43 FEET; THENCE S 26°37'51" EAST, 60.00 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY OF DOVETAIL LANE; THENCE ALONG SAID RIGHT OF WAY, N 63°25'53" E, 150.00 FEET, TO THE NORTHWEST CORNER OF TRACT 2 OF THE VILLAGES PHASE I; THENCE ALONG THE WEST LINE OF SAID TRACT 2 S 26°37'51" E, 830.73 FEET; THENCE ALONG THE SOUTH LINE OF SAID TRACT 2, N 63°22'09" E, 524.36 FEET; THENCE N 63°22'09" E, 258.45 FEET; THENCE N 67°37'50" E, 541.50 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 98.41 ACRES, MORE OR LESS.

TRACT 4A:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 9; THENCE S 19°0'32" E, 964.32 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF DECKER ROAD (A.K.A. STATE HIGHWAY 338); THENCE ALONG SAID WEST RIGHT OF WAY, S 22°22'10" E, 150.00 FEET, TO THE TRUE POINT OF BEGINNING;
THENCE DEPARTING FROM SAID RIGHT OF WAY, S 67°37'50" W, 485.04 FEET, THENCE S 26°37'32" E, 483.87 FEET; THENCE N 63°20'48" E, 450.39 FEET, RETURNING TO SAID WEST RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT OF WAY, N 22°22'10" W, 449.08 FEET; TO THE POINT OF BEGINNING.

CONTAINING 5.00 ACRES, MORE OR LESS.

TRACT 5A:

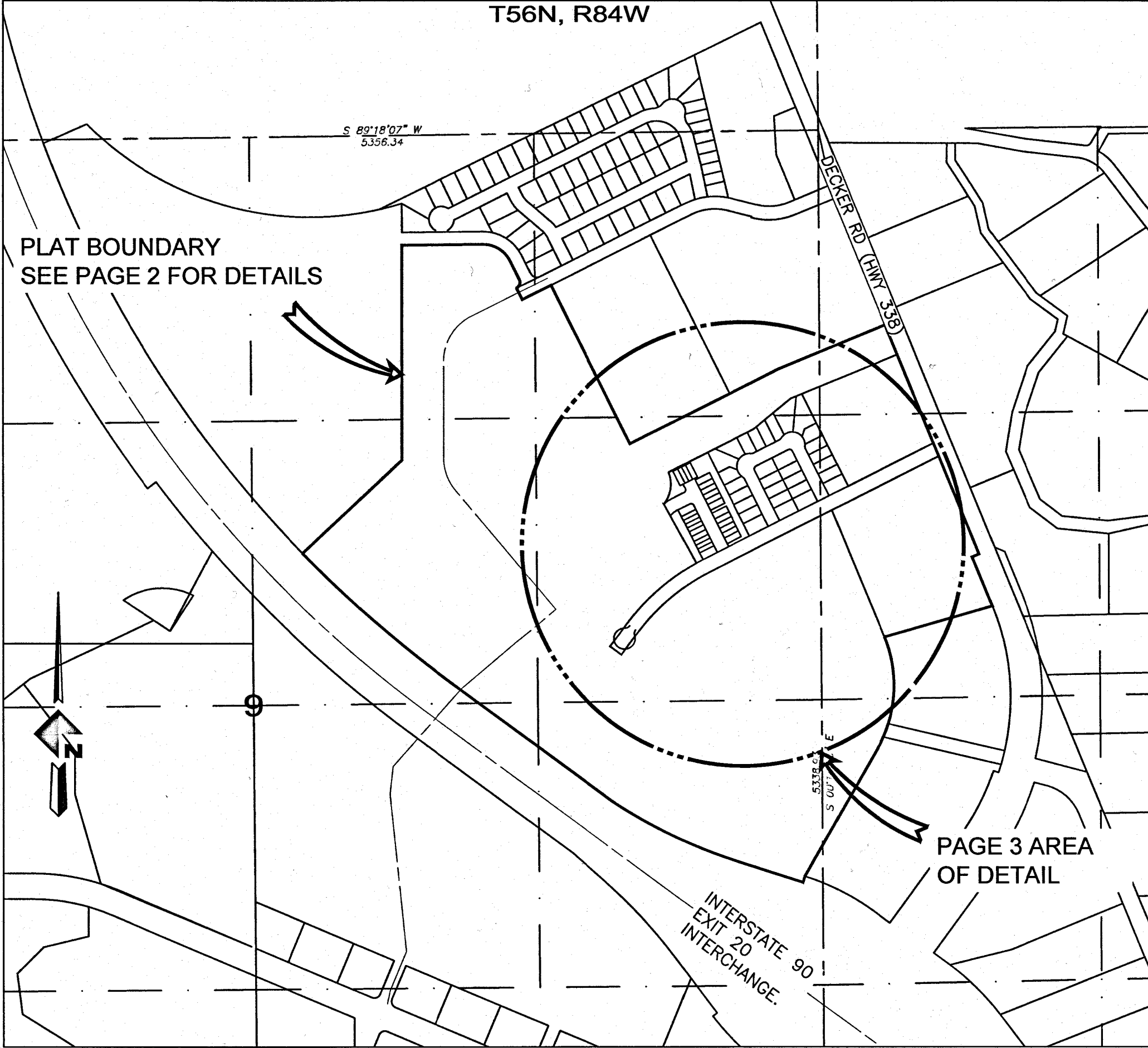
COMMENCING AT THE NORTHEAST CORNER OF SECTION 9; THENCE S 19°0'32" E, 964.32 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF DECKER ROAD (A.K.A. STATE HIGHWAY 338); THENCE ALONG SAID WEST RIGHT OF WAY, S 22°22'10" E, 1094.60 FEET, TO THE TRUE POINT OF BEGINNING;
THENCE ALONG SAID WEST RIGHT OF WAY, N 22°22'10" W, 177.60 FEET; THENCE N 22°22'10" W, 317.92 FEET; THENCE DEPARTING FROM SAID RIGHT OF WAY, S 63°20'48" W, 564.11 FEET; THENCE S 22°36'02" E, 642.57 FEET, TO THE NORTHEAST CORNER OF LOT 1, WRENCH RANCH PROPERTIES THIRD DEVELOPMENT, PHASE ONE; THENCE N 73°59'33" E, 528.28 FEET, TO SAID WEST RIGHT OF WAY LINE; THENCE N 22°22'02" W, 247.69 FEET ALONG SAID RIGHT OF WAY LINE; THENCE N 67°38'05" E, 35.01 FEET, TO THE POINT OF BEGINNING.

CONTAINING 8.75 ACRES, MORE OR LESS.

NOTICE:
This plat is an image or reproduction of the original as is recorded in the
Sheridan County Clerk's Office. It is not a certified, complete or
authoritative depiction of current property lines, easements or rights-of-
way. Determinations, measurements or representations may have occurred
since the original plat was recorded.

THE VILLAGES PHASE II SUBDIVISION
FINAL PLAT

A RESUBDIVISION OF TRACT 1, 4, AND 5 OF THE VILLAGES PHASE I SUBDIVISION
AND LOCATED IN THE NE¹/₄ OF SECTION 9 AND THE SW¹/₄NW¹/₄ OF SECTION 10, TOWNSHIP 56 NORTH, RANGE 84 WEST, 6TH PRINCIPLE MERIDIAN.
CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING



CITY OF SHERIDAN, WY
LOCATION MAP
500 0 500
SCALE IN FEET

AND THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER(S) AND PROPRIETOR(S); AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS, AND EASEMENTS

AND THAT UTILITIES EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN AND ITS LICENSEES FOR PUBLIC USE FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING, AND MAINTAINING WATER LINES, SEWER LINES, STORM SEWER LINES, AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY USED BY THE PUBLIC.

AND THAT PRIVATE UTILITIES EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE LANDOWNERS OF THE CONSECUTIVE LOTS FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING, AND MAINTAINING PRIVATE UTILITY LINES. SAID EASEMENTS SHALL EXTEND TO THE STRUCTURES ON THE END LOTS. STRUCTURES ARE PERMITTED TO OVERHANG SAID PRIVATE UTILITY EASEMENTS.

AND THAT DRAINAGE EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY OF SHERIDAN FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING, AND MAINTAINING STORM WATER INFRASTRUCTURE. SAID DRAINAGE EASEMENTS ARE FOR STORM WATER CONVEYANCE ONLY. STORM WATER STORAGE IS NOT PERMITTED ON SAID DRAINAGE EASEMENTS AND THAT PATHWAY EASEMENTS, AS DESIGNATED ON THIS PLAT, ARE HEREBY DEDICATED TO THE CITY FOR THE PURPOSE OF REPAIRING, REINSTALLING, REPLACING, AND MAINTAINING PATHWAY INFRASTRUCTURE. NO STRUCTURES OR FENCES ARE TO BE BUILT WITHIN THIS PATHWAY EASEMENT.

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS 10 DAY OF June 2024. BY:

StoneMill Properties, LLC

By: Swayne Redinger, Member

STATE OF WYOMING)
):SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 10 DAY OF JUNE, 2024.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 08/25/2024.

Notary Public

APPROVAL OF MORTGAGEE

MORTGAGEE: FIRST NORTHERN BANK

BY: [Signature]

TITLE: Mortgagee

STATE OF WYOMING)
):SS
COUNTY OF SHERIDAN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 11 DAY OF June, 2024.

WITNESS MY HAND AND OFFICIAL SEAL. MY COMMISSION EXPIRES: 11/20/2030

Notary Public

ERIN LEGERSKI NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID# 158695
MY COMMISSION EXPIRES JANUARY 20, 2030

CERTIFICATE OF APPROVAL

THIS PLAT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS AND PROCEDURES OUTLINED IN THE SUBDIVISION REGULATIONS OF THE CITY OF SHERIDAN AND CERTIFIED THIS 22 DAY OF July, 2024.

Director of Public Works

APPROVED BY THE CITY COUNCIL OF THE CITY OF SHERIDAN, WYOMING THIS 3rd DAY OF June, 2024.

Attest: City Clerk

Mayor

CERTIFICATE OF CITY PLANNING COMMISSION

THIS PLAT REVIEWED BY THE CITY OF SHERIDAN PLANNING COMMISSION THIS 28th DAY OF May, 2024.

Chairman

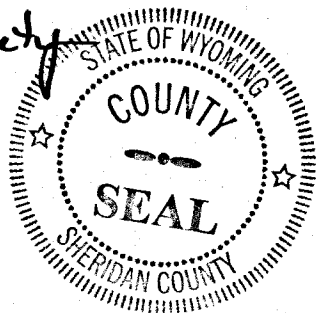
Secretary

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT 1:28 O'CLOCK P.M., AND IS DULY

as Plat RECORDED IN BOOK NUMBER V-23 Rec. PAGE NUMBER 2024-793265

Kimberly Hein, Chief Deputy

COUNTY CLERK



BASIS OF BEARING

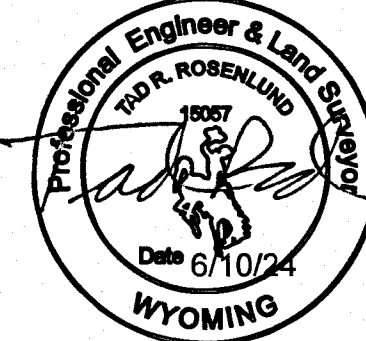
NAD83 WYOMING STATE PLANE COORDINATE SYSTEM; EAST CENTRAL ZONE; PAF 1.000235

LAND SURVEYOR CERTIFICATE

I, TAD R. ROSENBLUND, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF THE VILLAGES - PHASE II SUBDIVISION, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THIS PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY CONDUCTED BY ME OR UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS, AND STREETS OF SAID SUBDIVISION IN COMPLIANCE WITH CITY OF SHERIDAN REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

Registered Land Surveyor

WYOMING PELS NO. 15057



REV	DATE	DESCRIPTION
1	06/24/24	FINAL PLAT

WWW.DOWL.COM

DOWL

1833 S. Sheridan Ave.
Sheridan, Wyoming 82801
307-672-9006

FINAL PLAT

THE VILLAGES PHASE II SUBDIVISION

SHERIDAN, WYOMING

PROJECT 5063.28042.01

DATE 05/24/24

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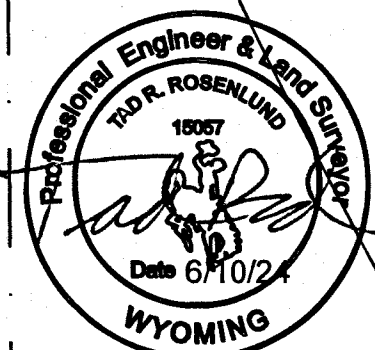
SHEET

1 OF 3

C:\dowl_pdw\0407466\SC-PA-SE-PL-28042.dwg PLOT DATE 2024-5-24 07:59 SAVED DATE 2024-05-24 07:59 USER: dhomola

- LEGEND
- THE VILLAGES PHASE II MAJOR SUBDIVISION BOUNDARY
 - SECTION LINE
 - INTERIOR SECTION LINE
 - EXISTING PROPERTY LINE
 - SET PROPERTY CORNERS
 - FOUND MONUMENT
 - COMPUTED POINT - NOTHING FOUND, NOTHING SET

200 0 200 400
SCALE IN FEET



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C100	545.88'	600.00'	52°07'39"	S03°42'19"W	527.25'
C101	668.94'	2400.00'	15°58'11"	N64°24'06"W	666.77'
C102	919.04'	5550.12'	9°29'15"	N48°58'45"W	917.99'
C103	156.24'	139.98'	63°57'05"	S58°36'08"E	148.26'
C104	47.12'	30.01'	89°57'32"	S18°22'09"W	42.43'
C105	158.59'	150.00'	60°34'39"	S08°33'30"W	151.31'
C106	447.91'	1033.00'	24°50'37"	S48°41'42"W	444.41'
C107	456.92'	967.00'	27°04'24"	N49°48'36"E	452.68'

NOTICE:
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Sheridan County Clerk's Office. It is not a certified, complete or
authoritative depiction of current property lines, easements or rights-of-
way. Delineations, measurement or representations may have occurred
since the original plot was recorded.

REVISIONS		DESCRIPTION
BY	DATE	
1	05/24/24	FINAL PLAT

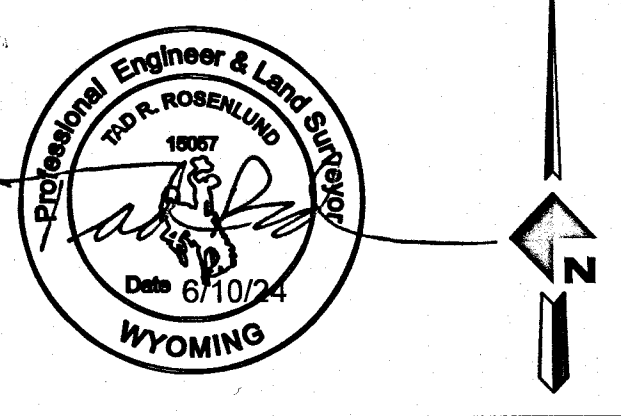
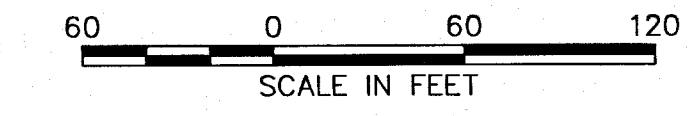
DOWL
1833 S. Sheridan Ave.
Sheridan, Wyoming 82801
307-672-9006
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FINAL PLAT
THE VILLAGES PHASE II SUBDIVISION
SHERIDAN, WYOMING

PROJECT 5063.28042.01
DATE 05/24/24

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SHEET

- LEGEND
- FOUND ALUMINUM CAP - PELS 15057
 - SET ALUMINUM CAP - PELS 15057
 - CALCULATED POINT - NOTHING SET
 - 15' ACCESS, DRAINAGE, AND UTILITIES EASEMENT
 - DRAINAGE EASEMENT (WIDTHS VARY)
 - UTILITIES EASEMENT (WIDTHS VARY)
 - PRIVATE UTILITIES EASEMENT (WIDTHS VARY)
 - 12' PATHWAY EASEMENT
 - SETBACK LINE
 - SECTION LINE
 - INTERIOR SECTION LINE
 - EXISTING PROPERTY LINE
 - EXISTING CONTOUR (2' AND 10' INTERVALS)
 - PROPOSED CONTOUR (2' AND 10' INTERVALS)

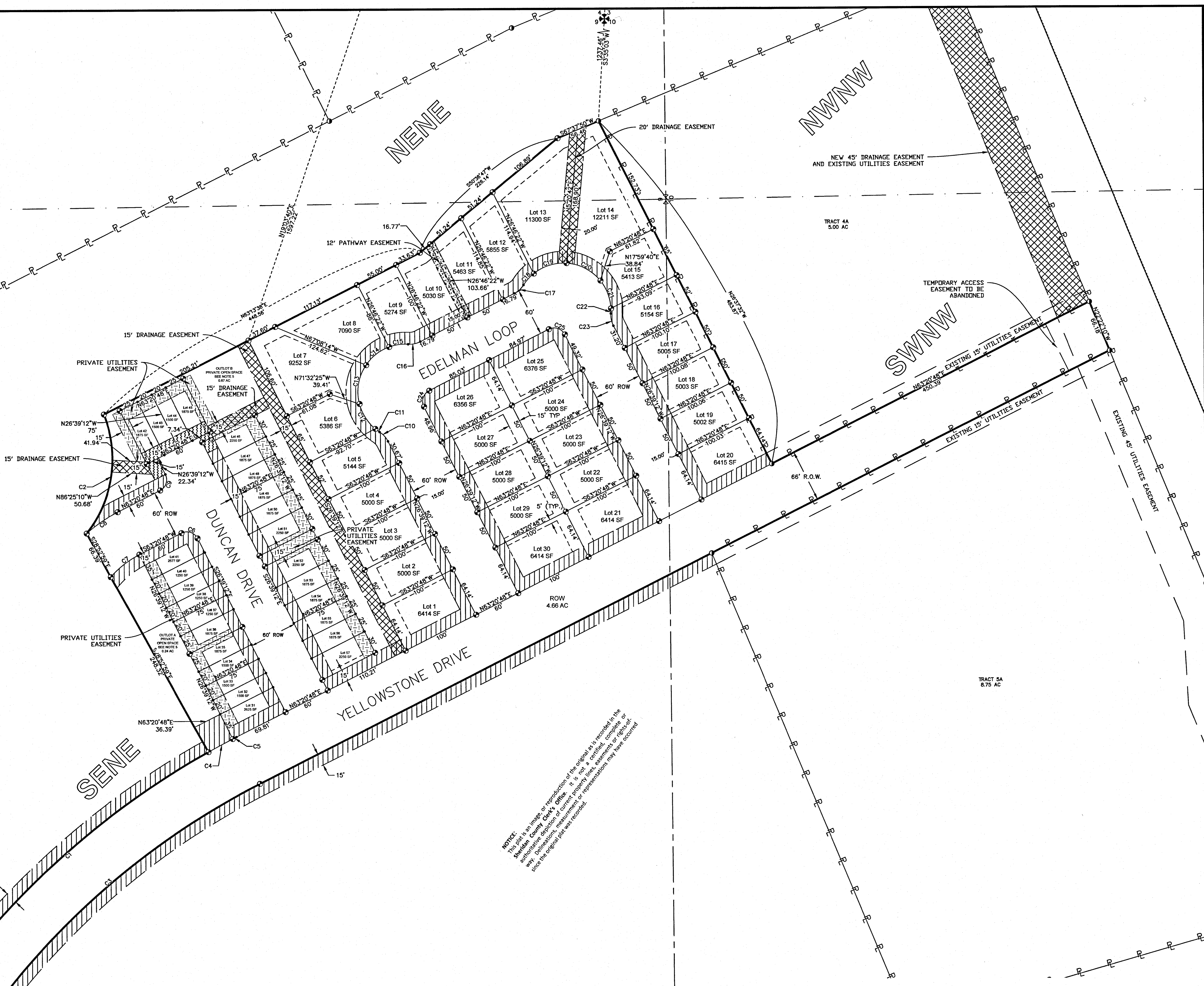


Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	447.91'	1033.00'	24°50'37"	S48°41'42"W	444.41'
C2	158.59'	150.00'	60°34'39"	S08°33'30"W	151.31'
C3	456.92'	967.00'	27°04'24"	S49°48'36"W	452.68'
C4	35.01'	1033.03'	1°56'30"	N62°05'16"E	35.01'
C5	5.19'	1033.00'	0°17'16"	N63°12'09"E	5.19'
C6	23.56'	15.00'	90°00'00"	S71°39'12"E	21.21'
C7	45.93'	120.00'	21°55'46"	N52°22'55"E	45.65'
C8	47.80'	180.00'	15°12'59"	S55°44'18"W	47.66'
C9	23.56'	15.00'	90°00'00"	S18°20'48"W	21.21'
C10	15.98'	30.00'	30°31'18"	N41°54'51"W	15.79'
C11	6.86'	60.00'	6°33'01"	N53°53'56"W	6.86'
C12	37.90'	60.00'	36°11'37"	N32°31'37"W	37.27'
C13	51.15'	60.00'	48°50'51"	N09°59'37"E	49.62'
C14	37.69'	60.00'	35°59'28"	N52°24'47"E	37.07'
C15	24.44'	60.00'	23°20'20"	N82°04'42"E	24.27'
C16	15.98'	30.00'	30°31'18"	N78°29'17"E	15.79'
C17	15.92'	30.00'	30°24'38"	N48°01'19"E	15.74'
C18	19.41'	60.00'	18°31'52"	N42°04'52"E	19.32'
C19	44.21'	60.00'	42°13'16"	N72°27'26"E	43.22'
C20	49.90'	60.00'	47°38'57"	S62°36'27"E	48.47'
C21	38.22'	60.00'	36°29'58"	S20°32'00"E	37.58'
C22	6.33'	60.00'	6°02'30"	S00°44'14"W	6.32'
C23	15.92'	30.00'	30°24'38"	S11°26'53"E	15.74'
C24	23.53'	15.00'	89°52'50"	S18°17'13"W	21.19'
C25	23.59'	15.00'	90°07'10"	N71°42'47"W	21.24'

30' Waterline
Easement
BK 574, PG. 540

60' RADIUS TEMPORARY
CUL-DE-SAC (TO BE REMOVE
UPON FUTURE CONNECTION TO
DOVETAIL LANE

V-23 3 of 3



NOTES:
This plat is a true and correct copy of the original as it is recorded in the
Sherridan, Wyoming County Clerk's Office. It is a certified copy of the
original and is subject to the same laws, rules, regulations, and conditions as
the original plat was recorded.

- NOTES
- DEVELOPMENT IMPROVEMENTS SHALL FOLLOW THE VILLAGES MASTER PLAN.
 - ALL PUBLIC UTILITIES ARE AVAILABLE FOR ALL TRACTS.
 - NO WATER RIGHTS ARE ASSOCIATED WITH THE PROPERTY.
 - OUTLOTS A AND B, TOTTALLING 0.94 ACRES SHALL BE PRIVATE OPEN SPACE, DESIGNATED AND RESTRICTED AS SHARED OPEN SPACE TO AND FOR THE PRIVATE BENEFIT OF LOTS 31 THROUGH 57 ONLY. THE AREA IS NOT OPEN FOR PUBLIC ACCESS. THE OUTLOTS SHALL BE MANAGED BY THE HOA OF LOTS 31 THROUGH 57 AND NO STRUCTURES SHALL BE CONSTRUCTED UPON SAID OUTLOTS WITHOUT THE WRITTEN APPROVAL OF THE HOA.

REVISIONS		BY	DATE	DESCRIPTION
1	06/03/24	TRR		FINAL PLAT

PROJECT 5063.28042.01
DATE 06/03/24

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SHEET

3 OF 3

DOWL
www.dowl.com

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Sheridan, Wyoming 82801
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FINAL PLAT
THE VILLAGES PHASE II SUBDIVISION
SHERIDAN, WYOMING